| 013.0 | 0007 | 0005.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,011,700 | / | 1,011,700 |
| USE VALUE: | 1,011,700 | / | 1,011,700 |
| ASSESSED: | 1,011,700 | / | 1,011,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 41 | -43 | MARY ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | ARCH ADRIA B /TRUSTEE |
| Owner 2: | ADRIA B ARCH 2012 REVOCABLE TR |
| Owner 3: | |
| Street 1: | 41MARY STREET |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | EICHEN ELLIOT--ETAL - |
| Owner 2: | ARCH ADRIA - |
| Street 1: | 41-43 MARY STREET |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .126 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Wood Shingle Exterior and 3197 Square Feet, with 2 Units, 3 Baths, 1 3/4 Bath, 0 HalfBath, 15 Rooms, and 7 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 5500.000 | 539,100 | 4,600 | 468,000 | 1,011,700 |
| Total Card | 0.126 | 539,100 | 4,600 | 468,000 | 1,011,700 |
| Total Parcel | 0.126 | 539,100 | 4,600 | 468,000 | 1,011,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 316.45 | /Parcel: 316.45

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

**User Acct:** 10589

**GIS Ref:**

**GIS Ref:**

**Insp Date:** 01/30/09

## PREVIOUS ASSESSMENT

Parcel ID: 013.0-0007-0005.0

!1303!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 104 | FV | 539,100 | 4600 | 5,500. | 468,000 | 1,011,700 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 515,400 | 4600 | 5,500. | 468,000 | 988,000 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 515,500 | 4600 | 5,500. | 468,000 | 988,100 | 988,100 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 395,500 | 4600 | 5,500. | 497,200 | 897,300 | 897,300 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 395,500 | 4600 | 5,500. | 362,700 | 762,800 | 762,800 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 371,900 | 4600 | 5,500. | 315,900 | 692,400 | 692,400 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 371,900 | 4600 | 5,500. | 269,100 | 645,600 | 645,600 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 333,000 | 4600 | 5,500. | 263,300 | 600,900 | 600,900 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/29/21 | 19:49:23 |

**LAST REV**

| Date | Time |
|---|---|
| 09/22/21 | 13:47:17 |
| mmcmakin | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1303

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| EICHEN ELLIOT-- | 1415-119 | | 5/11/2012 | Convenience | 10 | No | No | | |
| | 990-50 | | 10/1/1984 | | 189,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 10589 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 1/30/2019 | 145 | Redo Bat | 34,000 | C | | | | |
| 5/2/2018 | 530 | New Wind | 20,000 | C | | | | |
| 10/21/2015 | 1603 | Re-Roof | 12,786 | | | | | |
| 5/13/2013 | 678 | Re-Roof | 3,325 | C | | | | |
| 6/18/1992 | 249 | Manual | 4,000 | | | | | REBUILD DECKS |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/22/2021 | Mail Update | MM | Mary M |
| 4/30/2014 | External Ins | PC | PHIL C |
| 6/18/2013 | Info Fm Prmt | EMK | Ellen K |
| 1/30/2009 | Meas/Inspect | 345 | PATRIOT |
| 3/22/2000 | Inspected | 264 | PATRIOT |
| 10/4/1999 | | | |
| 10/4/1999 | Measured | 163 | PATRIOT |
| 3/1/1992 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 5500 | | Sq. Ft. | Site | | 0 | 80. | 1.06 | 1 | | | | | | | | | 468,002 | | | | | | 468,000 | |

| Total AC/HA: | 0.12626 | Total SF/SM: | 5500 | Parcel LUC: | 104 | Two Family | Prime NB Desc | ARLINGTON | Total: | 468,002 | Spl Credit | | Total: | 468,000 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1928 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 15 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | 75 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 3 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Fair |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 180.00 |
| Size Adj.: | 0.97843289 |
| Const Adj.: | 0.97854656 |
| Adj $ / SQ: | 172.340 |
| Other Features: | 154141 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 781274 |
| Depreciation: | 242195 |
| Depreciated Total: | 539079 |

## COMMENTS

OF=BMT SINK.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 15 | BRs: | 7 | Baths: | 3 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 2 | 1 |
| 1 | 9 | 5 | M |

| Totals | | |
|---|---|---|
| 2 | 15 | 7 |

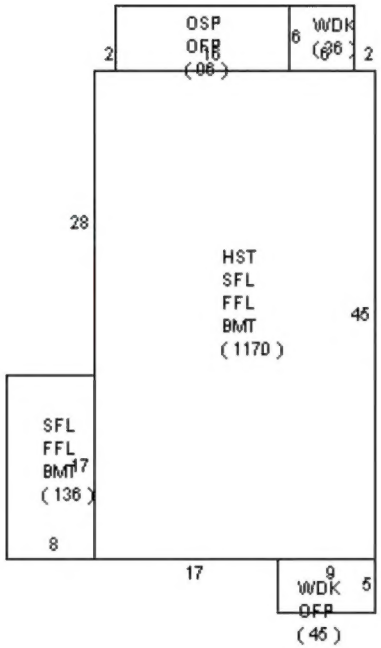
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 172.34 |
| Special Features: | 0 | Val/Su Net: | 111.82 |
| Final Total: | 539100 | Val/Su SzAd | 168.63 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,306 | 51.700 | 67,523 |
| FFL | First Floor | 1,306 | 172.340 | 225,075 |
| SFL | Second Floor | 1,306 | 172.340 | 225,075 |
| HST | Half Story | 585 | 172.340 | 100,819 |
| OFP | Open Porch | 141 | 27.600 | 3,891 |
| OSP | Screen Porch | 96 | 36.260 | 3,481 |
| WDK | Deck | 81 | 15.660 | 1,268 |

| | | | | | |
|---|---|---|---|---|---|
| | Net Sketched Area: | 4,821 | | Total: | 627,132 |
| Size Ad | 3197 | Gross Area | 5406 | FinArea | 3197 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## PARCEL ID

013.0-0007-0005.0

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 18X19 | A | AV | 1928 | 22.31 | T | 40 | 104 | | | 4,600 | | | 4,600 |

| More: | N | Total Yard Items: | 4,600 | Total Special Featues: | | Total: | 4,600 |
|---|---|---|---|---|---|---|---|